



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, SEPTEMBER 10, 2019  
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the August 13, 2019 Meeting Minutes
- 5) Approval of the August 27, 2019 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Administrative Replat – .5+/- acres located at 2305 & 2307 27<sup>th</sup> Street – James Hall, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Approval of Administrative Replat – 2.12+/- acres located at 1870 Pierce Road – Gloria Gillis Warr and Johnny & Rhonda Majors, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 9) Old Business
  - Re-certification Class Topics & Date Change to Friday, September 27, 2019.
- 10) New Business
- 11) Adjournment

**August 13, 2019**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 13, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Howard called the meeting to order and asked Secretary Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director/Assistant City Manager Steve Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 23, 2019 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, and Member McKissic, Member Sims, Member Taylor, and Member Culligan. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda is the Approval of Administrative Replat of 23.39+/- acres located at 1233 Lee Road 427 for Charles Dunn Investments, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Secretary Culligan to read the department memo.

**MEMO**

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: August 9, 2019*

*RE: Administrative Re-Plat – 23.39+/- acres located at 1233 Lee Road 427*

*The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.*

At this time Chairman Howard asked if there was a motion to approve or deny. Member Sims made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Request for Approval of Waiver at US Highway 80 West for JD Real Properties, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Discussion followed. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: August 9, 2019*

*RE: Waiver Request – 3.35+/- acres at 3946 US Highway 80 West*

*The above submitted Waiver request for 3946 US Highway 80 West does not meet the requirements of Article IV, Section 5 of the Subdivision Regulations which requires all lots to abut a dedicated public street with a minimum frontage of twenty-five (25) feet.*

At this time Chairman Howard asked if there was a motion to add the waiver request to the minutes. Member Ivy made a motion, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion passed.

At this time, Chairman Howard asked if there was a motion to approve or deny the waiver request. Member Sims made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Approval of Administrative Replat at US Highway 80 West for JD Real Properties, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Discussion followed. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, P.E., City Engineer/Public Works Director*

*Date: August 9, 2019*

*RE: Administrative Replat – 3.35+/- acres at 3946 US Highway 80 West*

*The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations. A waiver request has been submitted by the property owner.*

At this time, Chairman Howard asked if there was a motion to approve or deny. Member Ivy made a motion to approve, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion passed.

The ninth item on the agenda was Old Business. Re-Certification Class topics. Kathy Jo Davis will email the list of topics and members are to respond back and will discuss at the next meeting on Tuesday, August 27, 2019.

The tenth item on the agenda was New Business. None.

The eleventh item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, August 27, 2019.

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Chairman - Pat Howard

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Secretary – Shaun Culligan

**AUGUST 27, 2019**

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, August 27, 2019 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, September 10, 2019.

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Chairman – Pat Howard

\_\_\_\_\_  
Secretary – Shaun Culligan



**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / District 3

WALLACE B. HUNTER, City Manager  
MELONY LEE, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

**Staff Report No. 7**

**Type of Request: Administrative Replat**

**Applicant:** James Hall, owner

**Surveying Firm:** Precision Survey, Inc.

**Site Location:** 2305 & 2307 27<sup>th</sup> Street

**Acreage:** 0.5 +/-

**Number of Lots:** 2

**Current Zoning:** R-1

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

**City Services:** Phenix City Water & Sewer, Streets, Drainage, Fire & Police

**Additional Information:** See staff memo.

**Surveyor and or Owner Comment(s):** None

Red 9-19-21

**GOLDEN GULLATT AND MULLIN PROPERTY**  
**BLOCK "B"**  
**REDIVISION OF LOTS 5 6 AND 7**  
**SECTION 9 T 17 N R 30 E**  
**PHENIX CITY, RUSSELL COUNTY, ALABAMA**

STATE OF ALABAMA  
 RUSSELL COUNTY  
 I, MICHAEL T. WARD, A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAN TO BE A TRUE AND CORRECT RECORD OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE BOUNDARIES SHOWN ARE ACTUALLY EXIST AND THEIR LOCATION, THE ADJACENT LOTS, AND ALL CORNERS, MARKERS AND THAT ALL PARTS OF THIS SURVEY AND PLAN HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

*Michael T. Ward*  
 MICHAEL T. WARD, L.S. No. 29999

PHENIX CITY PLANNING COMMISSION  
 APPROVAL FOR RECORDING  
 DATE OF EXECUTION: 9/15/21

CHAIRMAN PHENIX CITY PLANNING COMMISSION  
 SECRETARY PHENIX CITY PLANNING COMMISSION  
 RUSSELL COUNTY SHERIFF'S APPROVAL FOR RECORDING  
 THIS PLAN HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

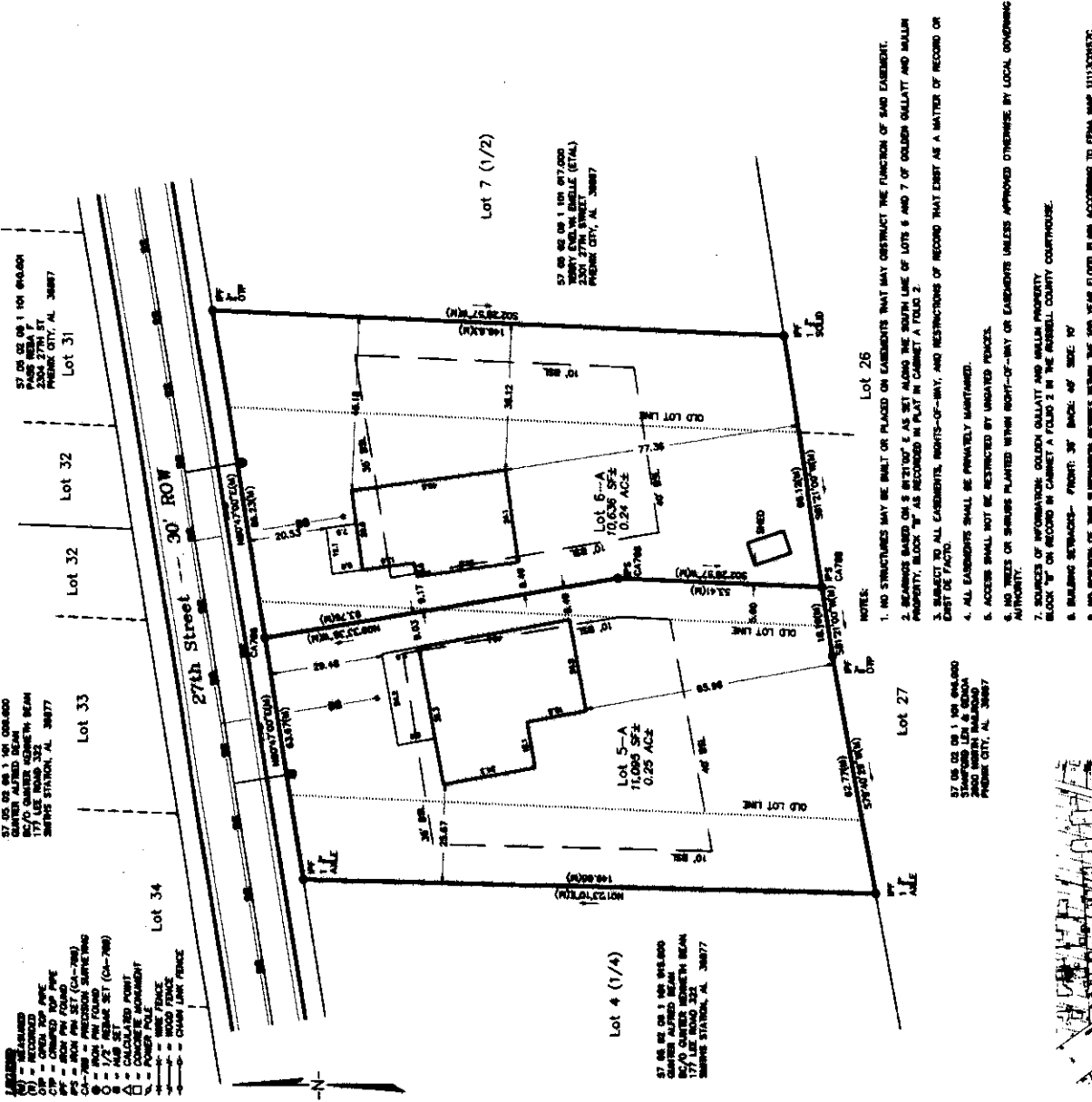
DATE OF EXECUTION  
 RUSSELL COUNTY ENGINEER  
 CERTIFICATE OF ACCEPTANCE BY THE CITY OF PHENIX CITY  
 THE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON MEETS ALL THE REQUIREMENTS FOR REQUIRED STREET AND UTILITY IMPROVEMENTS.

DATE OF EXECUTION  
 CITY ENGINEER  
 THE CITY OF PHENIX CITY HEREBY ACCEPTS ANY LAWS, RIGHTS-OF-WAY, OR EASEMENTS DISCLOSED BY THE SUBDIVISION PLAN SHOWN HEREON.

DATE OF EXECUTION  
 AUTHORIZED AGENT OF PHENIX CITY  
 CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I, J. JAMES EDWARDS, HEREBY CERTIFY THAT AS THE OWNER OF THE PROPERTY SHOWN AND BALDWIN BRACK LINES AND DEBRIE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS SHOWN.

DATE OF EXECUTION  
 A NOTARY IN AND FOR THE STATE OF ALABAMA AND THE COUNTY OF RUSSELL, HEREBY CERTIFY THAT I AM PERSONALLY KNOWN, APPEARED BEFORE ME AND MADE THE ABOVE OATH.

DATE OF EXECUTION  
 BY COMMISSION EXPRESSES



- NOTES:
- NO STRUCTURES MAY BE BUILT OR PLACED ON EASEMENTS THAT MAY OBSTRUCT THE FUNCTION OF SAID EASEMENT.
  - RECORDS BASED ON S 812107 E AS SET ALONG THE SOUTH LINE OF LOTS 6 AND 7 OF GOLDEN GULLATT AND MULLIN PROPERTY, BLOCK "B" AS RECORDED IN PLAT IN CABBERT A FOLIO 2.
  - SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD THAT EXIST AS A MATTER OF RECORD OR DEED DE FACTO.
  - ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED.
  - ACCESS SHALL NOT BE RESTRICTED BY UNGRADED FENCES.
  - NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY ON EASEMENTS UNLESS APPROVED OTHERWISE BY LOCAL GOVERNING AUTHORITY.
  - SOURCES OF INFORMATION: GOLDEN GULLATT AND MULLIN PROPERTY BLOCK "B" ON RECORD IN CABBERT A FOLIO 2 IN THE RUSSELL COUNTY COURTHOUSE.
  - BUILDING SETBACKS- FRONT: 30' SIDE: 40' REAR: 10'
  - NO PORTION OF THIS SUBDIVISION REVERTS WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA MAP 1111200107X.
  - GROSS AREA TO BE SUBMITTED - 0.5 AC.  
NET AREA TO BE SUBMITTED - 0.5 AC.  
NUMBER OF LOTS IN PROPOSED SUBDIVISION - 2 LOTS  
PROPERTY IS CURRENTLY ZONED R1  
ADJACENT PROPERTY IS ZONED R1  
PLANNING JAMES HALL
  - A VARIANCE BY BOARD OF ZONING ADJUSTMENT CASE NUMBER 16-19 DATED 8-15-19 HAS BEEN GRANTED 2307 27th St. (LOT 5A) - 75 FEET TO 70 FEET; 2305 27th St. (LOT 6A) - 75 FEET TO 80 FEET.

PROPERTY OWNER:  
 JAMES EDWARDS HALL  
 2307 27th STREET  
 PHENIX CITY, AL 36867

PRECISION SURVEYING  
 5124 Riverchase Blvd  
 Suite 110  
 Atlanta, Alabama 30328  
 Phone (404) 881-4744  
 www.precision-surveying.com

GRAPHIC SCALE  
 1"=20'  
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**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1


**EDDIE N. LOWE**  
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WALLACE B. HUNTER, City Manager  
MELONY LEE, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission   
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** September 6, 2019  
**RE:** Administrative Re-plat – 0.5 +/- acres located at 2307 27<sup>th</sup> Street

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The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirement for lot width within R-1 Zoning, however, a variance was granted by the Board of Zoning and Adjustment on August 15, 2019. All other requirements have been satisfied.





# PHENIX CITY *Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

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Director of Engineering / Director of Public Works

**Staff Report No. 8**

### Type of Request: Administrative Replat

**Applicant:** Gloria G. Warr and Johnny & Rhonda Major, owners

**Surveying Firm:** Barrett Simpson, LLC.

**Site Location:** 1870 Pierce Road

**Acreage:** 2.12 +/-

**Number of Lots:** 2

**Current Zoning:** R-1

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

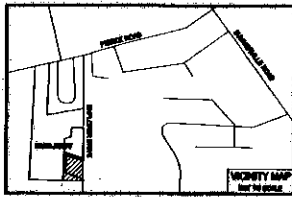
**Survey Plat:** Attached

**City Services:** Phenix City, Sewer, Streets, Drainage, Fire and Police

**Additional Information:** None

**Surveyor and or Owner Comment(s):** None

PLAT OF PROPERTY DIVISION FOR  
 GLORIA GILLIS WARR &  
 JOHNNY C. MAJOR & RHONDA M. MAJOR  
 LOCATED IN SECTION 33, TOWNSHIP 18 NORTH, RANGE 30 EAST  
 PRINDY CITY, LEE COUNTY, ALABAMA



**NOTICE**

THIS MAP IS A PLAT OF PROPERTY DIVISION FOR THE PURPOSES OF THE ALABAMA PROPERTY DIVISION ACT, CHAPTER 22A, TITLE 40, ALABAMA CODE. THE ALABAMA PROPERTY DIVISION ACT IS A PUBLIC LAW AND IS NOT A CONTRACT. THE ALABAMA PROPERTY DIVISION ACT IS A PUBLIC LAW AND IS NOT A CONTRACT. THE ALABAMA PROPERTY DIVISION ACT IS A PUBLIC LAW AND IS NOT A CONTRACT.

**NOTICE**

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John C. Major 9-1-18  
 Rhonda M. Major 9-1-18  
 Gloria Gillis Warr 9-1-18

**NOTICE**

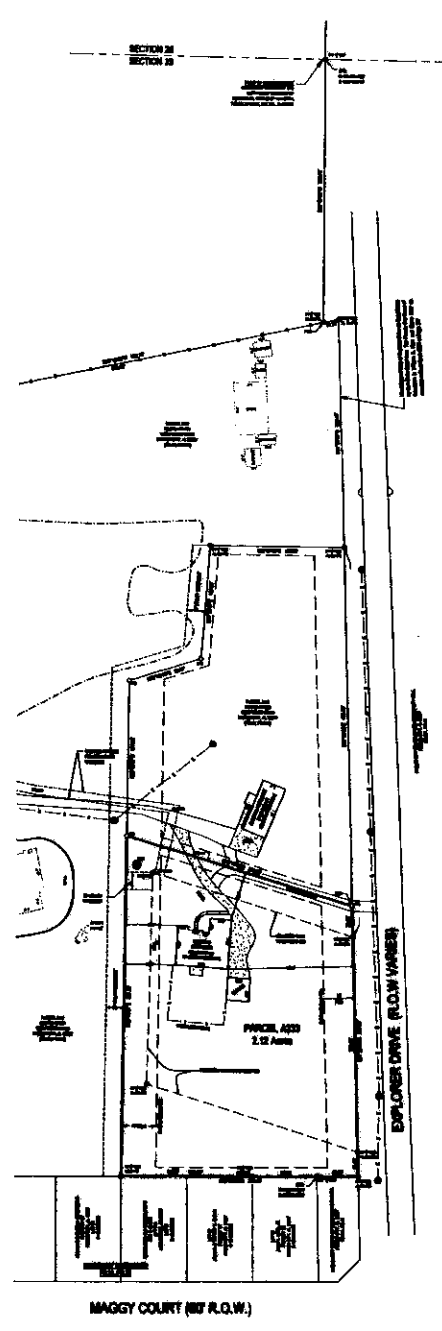
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10/1/18

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## MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E.,  City Engineer/Public Works Director  
**Date:** September 6, 2019  
**RE:** Administrative Re-plat – 2.12 +/- acres located at 1870 Pierce Road

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The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations.